

PLANNING COMMISSION MINUTES

June 5, 2007

7:00 P.M.

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Michael Allen, New Commission Member Dave Badham, Future Commission Member (July 1, 2007) Beth Holbrook, City Council Representative Barbara Holt, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: Mark Green and Ray Keller.

Clark Jenkins welcomed all those present and introduced the new Commission Members.

Tom Smith made a motion to approve the minutes for May 15, 2007 as written. Barbara Holt seconded the motion and voting was unanimous. Dave Badham abstained from voting since he was not present at this meeting.

1. Consider preliminary site plan review (building elevations) for IHC Commercial addition located at 390 N. Main, GSBS architects, applicants.

Jeff Newman, representing GSBA Architects, and Brenda Roberts representing IHC, were present. Aric Jensen explained that at the May 15th meeting, the Commission had some questions regarding the exterior appearance and layout of the proposed additions. One of the issues discussed at the previous meeting was the lack of a pedestrian entrance into the structure from Main Street. The argument presented by the applicant for not having a Main Street entrance was essentially two-fold: First, all of the parking was located behind the building, and since this is a medical clinic, virtually all of the patients will either drive or be driven to this facility. Second, the examining rooms and related facilities are interconnected, secured areas. A public corridor coming off of Main Street would bisect the secured areas and would require patients in various stages of dress and/or undress to leave the secure exam area, cross the corridor, and then re-enter the secured area. A possible alternative to an interior corridor could be a designated pedestrian access coming off of Main Street and running along the south side of the structure that would meet up with the new ADA ramp and the main lobby.

Another issue discussed was the appearance of the structure. The existing structure is of a monolithic type design, and clearly does not conform to the design standards set forth in the Historic Downtown Plan. Because of the orientation of the parking lot to the existing lobby and the way the building functions, it is Staff's opinion is that the best option is to accept the building for what it is and to approve an addition that makes the most of the existing design.

Staff recommends preliminary approval with modifications as appropriate.

There was a discussion between the Commission Members and the applicants in regards to

having so much glass on the addition creating a harsh, cold feeling, and also regarding water detention in the parking lot. It was suggested to use additional trees and landscaping along the west side for the addition to create a warmer feel from the street. The parking will be reduced by 30 spaces to provide space for the storm drain detention along the creek. Even with the reduced parking, the site will exceed the City parking requirements.

Tom Smith made a motion for preliminary elevation approval for IHC located at 390 N. Main as presented with the addition of trees added to the landscaping on the west side. Dave Badham seconded the motion and voting was unanimous in favor.

2. Consider an amended site plan approval for Riley Court located at 505 S. 100 E. and 132 E. 500 S., Marv Blosch, applicant.

Rick Hines, representing Marv Blosch, was present. Aric Jensen explained that Mr. Blosch is requesting an amended site plan approval for the Riley Court development, which is located within the RM-19 and PO-N zones. The proposed amended site plan defines the areas that are to be redeveloped within the RM-19 zone, and the redevelopment that will occur within the PO-N zone. This plan is not intended to be a civil construction drawing, but simply to show how the building coverage, landscape area, number of parking stalls, etc., will be affected by the rezone and future proposed development.

The conversion of Riley Court from senior apartments to an independent living center will entail constructing a common area and four additional units to the east. This will also require the partial demolition and modification of an existing property located on 200 East. The Site Data table shows the existing Riley Court numbers and what will happen if all of the proposed development occurs. The landscaping will stay in the 40%+ range, and the dedicated parking will decrease to 1.25 stalls per unit in accordance with the requirements for independent living centers. There will also be 6 shared spaces that would be used by both the office use and Riley Court. By ordinance, the office use only require 9 dedicated stalls, however, the applicant would like to have 15 stalls available during business hours. The 6 shared stalls have not been included in the minimum calculation for either use.

The two existing single family structures on the corner of 500 South and 100 East will become offices. The smaller structure will include an addition that would increase it from 750 sq. ft. to 1550 sq. ft. The other structure would remain at 1050 sq. ft. Staff recommended an alternative driveway and parking layout, which is shown in red on the proposed site plan, which will eliminate the two existing drive approaches; one on 100 E. and one on 500 S.

Staff recommends approval of the amended Riley Court site plan with the changes shown on the redlines by staff and with the condition that this is not a civil site plan, and that the applicant still has to receive site plan approval for the addition to Riley Court, the modifications proposed on 200 East, and for the development of the two other properties owned by the applicant that were not a part of the original Riley Court development.

The was a discussion amongst the Commission members. All agreed with Staff's recommendation of eliminating the curb cuts on 500 S. and 100 E.

Dave Badham made a motion to recommend to the City Council amended site plan approve for Riley Court based on the conditions by Staff to close the curb cuts on 500 S. and 100 E. and the modification of the parking as shown on the red lines. Barbara Holt seconded the motion and voting was unanimous in favor.

3. Consider preliminary and final subdivision plat approval for Buckley Subdivision located at 1285 N. 200 W., Tom Buckley, applicant.

Tom and Von Buckley, applicants, were present. Paul Rowland explained that Mr. Buckley is requesting preliminary and final approval of a two-lot subdivision at 1285 N. 200 West. The property currently contains a single family house next to a very large garden. Both proposed lots exceed the minimum area and frontage requirements for the R-4 zone, with Lot 1, which has the existing house, having more than 30,000 square ft. and 87.79 ft. of frontage, and Lot 2, the new lot, having more than 10,700 square feet and 91.00 ft. of frontage. The total area of the subdivision is just less than one acre.

With the reconstruction of 200 West last year, the water lateral and sewer lateral were stubbed into the property in anticipation of this lot being split. All other utilities are available without needing to cut into the new concrete street. No bonds will be required beyond the normal bond required with the issuance of a building permit.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council for preliminary and final subdivision approval of the Buckley Subdivision with the following conditions:

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| 1. | Pay Storm Water Impact fee of | \$1,989.36 |
| 2. | Pay Checking and Recording fee of | \$ 250.00 |
| 3. | Correct redlines as necessary. | |
| 4. | Provide a current title report. | |

There was a brief discussion. Michael Allen made a motion to recommend to the City Council preliminary and final subdivision approval for the Buckley Subdivision subject to the conditions outlined by Staff. Barbara Holt seconded the motion and voting was unanimous in favor.

4. Consider preliminary and final site plan approval for Orchard Drive Business Complex located at 2084 S. Orchard Dr., Matt Carter, applicant.

Matt Carter, applicant, was present. Aric Jensen explained that Mr. Carter is requesting preliminary and final commercial and multi-family site plan approval for the Orchard Drive Business Complex. This site is located on two parcels which total approximately 2 acres in size.

The front parcel contains an old service station building which was decommissioned in the 1990's. Records show that the fuel tanks were removed in accordance with the EPA underground tank removal program in effect at the time. The rear of the property slopes significantly downhill to the west and is currently vacant. Last month the City Council approved the development plan and rezone for this property to the MXD-R zone.

Staff has reviewed the proposed site plan and is of the opinion that it conforms to the development plan approved with the rezone. Residential parking is unchanged at 35 uncovered stalls, 20 garage stalls, and eight office stalls that could be shared with the residential area during evening hours. This works out to 2.75 stalls per unit, not including the eight shared stalls. The number of residential units is unchanged at 20 units. The location and elevation of the units were changed slightly to improve the road grade and the distance away from the Penman Lane homes.

As discussed during the rezone process, the office building would essentially be 2 stories high with a full basement. Each level would be approximately 4600 sq. ft, with the main and upper level improved with finished office space, and the lower level would be finished storage/conference room space, for a total of 14,000 sq. ft. The office building and related parking were shifted slightly to better accommodate the dumpster enclosure, which is supposed to be on the west side of the parking lot. Due to a drafting error, the current plans show the dumpster on the east side of the parking lot, and so the Commission made it a condition that it be moved to the west side away from Orchard Drive.

The applicant will provide two detention basins onsite and so staff recommends waiving the stormwater impact fee. The waterline installation estimate is approximately \$40,000 and is broken down as follows:

ITEM	QTY	UNIT PRICE	COST
8" Tap & Valve	1	\$2,000.00	\$2,000.00
8" PVC	425 LF	\$26.36	\$11,203.00
6" DTP	170 LF	\$23.84	\$4,052.80
Std. Fire Hydrant	3	\$3,919.70	\$11,759.10
1" Service	20	\$545.48	\$10,909.60
Subtotal			\$39,924.50
Fuel Surcharge			\$75.50
TOTAL			\$40,000.00

There are a couple of minor redlines that need to be corrected and the landscaping plan is not complete. The only significant redlines are the lack of an area table and the lack of rear patios. Each unit must have a rear patio that is at least 10' wide and 5' deep. Mr. Carter proposed to put

10' by 10' decks coming off the main level of the westerly units (the units with walkout basements), and ground level patios on the other units. Mr. Carter proposed to install steel bollards filled with concrete at the end of the main driveway to catch any runaway vehicles.

Staff recommends preliminary and final commercial and multi-family site plan approval for the Orchard Drive Business Complex with the following conditions:

1. Pay the water fee as shown in this report.
2. Pay all other fees and required bonds.
3. Provide a complete landscape plan.
4. Make redline revisions.
5. Meet all the requirements of Ordinance 2007-04 (the rezone to MXD-R).
6. Waive stormwater impact fees.

There was a discussion amongst the Commission and comments from a few residents. Paul Rowland explained how the water detention will drain out into 2200 South. After the discussion, the Commission made it a condition that the dumpster be moved to the west side away from Orchard Drive. The Commission also made the patios/decks and the steel bollards another condition for approval.

Michael Allen excused himself at 7:50 P.M.

Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval for Orchard Drive Business Complex located at 2084 S. Orchard Dr. subject to the conditions outlined by Staff with the addition of the following:

7. Move dumpster to west side of parking lot.
8. Construct patios and/or decks meeting City Ordinance and install concrete filled steel bollards on western end of driveway to prevent runaway vehicles.

Barbara Holt seconded the motion and voting was unanimous in favor.

5 Consider final subdivision plat approval for the Fadel Property located at 240 S. 1300 E. & 1260 E 250 S., Kelly Rasmussen, applicant.

Kelly Rasmussen, applicant, was not present. The Commission decided to hear this item without the applicant. Paul Rowland explained that Mr. Rasmussen is requesting final subdivision review for the Apricot Orchard Subdivision, formerly referred to as the Fadel Property Subdivision. The Planning Commission reviewed this proposal on May 15th and June 5th and recommended preliminary approval with several conditions and one exception. The plat fulfills the first condition, which was for the applicant to create a recordable subdivision plat. The other four conditions and the one exception will carry over as part of the final approval.

The proposed 3-lot subdivision involves lots on two different existing streets; a single lot fronting a new cul-de-sac constructed at the end of the 250 South stub dead end, and two lots fronting 1300 East Street from the west side. All of the lots exceed the minimum frontage and area requirements for the zone, which is R-3. The 250 East lot is quite large at 23,671 sf. and is very flat for the area. The two 1300 East lots are good sized at about 15,000 sf. and 16,000 sf. and are already graded such that they will make perfect walkout basement lots. Some of the material along the west side of 1300 East may be unconsolidated fill which can be evaluated when excavations are made for homes on the two lots. The single lot on 250 South provides the opportunity to resolve a problem dead-end situation that has existed on 250 South since it was constructed about 30 years ago. An exception is requested that no sidewalk be required around the cul-de-sac with the curb and gutter built right on the property line because the property is fairly narrow at that point. Since the new cul-de-sac will only have one fronting lot, which is a reasonable exception request and is similar to the exception granted on 700 East at the Eckman Subdivision two years ago. Water service will be provided to the two 1300 East lots from the existing water line in that street. The only new utility main lines needed will be a short extension of the sewer line into the cul-de-sac and new fire hydrant to properly terminate the dead end water line in 250 South. Drainage will continue onto 1225 East Street from the new cul-de-sac as it has done for ever. The developer will have to pay a storm water impact fee.

There was a discussion in regards to extending the sidewalk to the front of the cul-de-sac and terminationg it with a ramp, which will be red lined on the site plan. Mr. Rowland also explained that there would need to be an exception for the diameter of the cul-de-sac as it is a sub-standard size.

Staff recommends preliminary and final subdivision approval for the Apricot Orchard Subdivision with the following exceptions and conditions:

Exception: The cul-de-sac at 250 South Street be constructed with an 84 ft. diameter cul-de-sac with no sidewalk and with the curb and gutter constructed at the property line.

Conditions:

1. Pay and meet all Bonding and Fee requirements.
2. Correct redlines as necessary.
3. Prepare a complete set of construction plans for the road work
4. Replace all damaged walk and C&G along 1300 East up to 100 %.
5. Provide a current title report.

Clark Jenkins made a motion to recommend to the City Council final subdivision plat approval for the Apricot Orchard Subdivision subject to the conditions outlined by Staff. Tom Smith seconded the motion and voting was unanimous.

Meeting adjourned at 8:20 P.M.

